

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 14, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TXT-33888 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend the Downtown Centennial Plan to update and revise the document and add an Implementation and Threshold Sections, Wards 3 and 5 (Reese and Barlow)

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Conditions (Not Applicable) and Staff Report
2. Las Vegas Downtown Centennial Plan DRAFT

Motion made by RICHARD TRUESDELL to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development, pointed out that there have been no changes to the original Downtown Centennial Plan requirements, adopted in 2000, regardless of project. She gave a summarization of this text amendment of the Las Vegas Downtown Centennial Plan, specifically dealing with establishing different thresholds relating to the provisions of off-site requirements.

Along with some relatively minor changes, the Downtown Gateway Overlay District has been created, which covers the general area around Stewart Avenue and Las Vegas Boulevard and the land assemblage that the City has acquired east of City Hall. This district was created so that

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unique development guidelines could be established in the future depending on how the redevelopment of the area turns out. In addition, a new Implementation Chapter with threshold requirements has been added to provide a guideline as to when a requirement is to be applied.

Staff believes these changes have been worked out with staff and large developers. With the establishment of these thresholds, it will make implementation of the Downtown Centennial Plan easier for the City and business owners.

WES MYLES ISBUTT, 107 East Charleston Boulevard, and DICK GEYER, President, 18b Arts District Neighborhood Association, 8260 Hilton Head Court, both complimented staff on a magnificent document in addressing the public's needs and desires and looks forward to future growth. Given the economical hardships, this amendment provides a ray of hope for smaller developments to blossom or come to fruition. MR. ISBUTT stressed the importance of having support from all departments and/or agencies involved in order to go forward with this amendment and see future success.

CHAIR TROWBRIDGE and COMMISSIONER TRUESDELL commended staff on an excellent document. It is a key element in adding a certain ambience that is lacking and will have a positive impact on creating businesses in the downtown area.

MS. WHEELER clarified for COMMISSIONER TRUESDELL that the Scenic Byway's signage requirements, for signage fronting Las Vegas Boulevard, relate only to new signage. In addition, the north/south trees are required to be palm trees with the option of placing additional shade trees between them. A signed covenant for future undergrounding of utilities is a requirement except on the smallest projects, dealing with faced improvements, interior remodeling and signage.

CHAIR TROWBRIDGE declared the Public Hearing closed.